

Sl. No. 24/2023

T. 30/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

G 235693

Chyngal
20/20
28/12/22

Dobesh Prasad
As controller and
and High Bench

2/3629227/
2022
V.C - 599/
2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE IS MADE ON THIS THE 28th DAY OF
DECEMBER, 2022 (TWO THOUSAND AND TWENTY TWO).

599 2022
As per records
2000
4000
6500
28/12/2022
5/1/2023

CERTIFIED THAT THE DOCUMENT IS ADMITTED
TO RECORD FROM THE SIGNATURE AND
THE ENDORSEMENT SHEETS ATTACHED TO THIS
DOCUMENT ARE THE PART OF THIS DOCUMENT

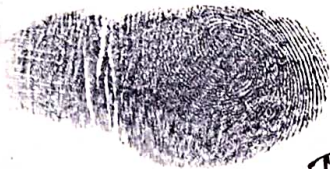
ADOL DIST SUD-REGISTRAR
CHIKURI

05/1/2023

SL.NO. 31645 Date 9.11.2022
PURCHASER Golden Era Venture
Full Address Selegur
Total Value 500/-
Stamp Purchased from JPC Treasury-1

STAMP VENDOR
JAYA RAM DAS
Licence No. 1 of 99-2000
Addl. DSR Office, Rajmari, Jalpaiguri

Dakesh Prasad
As counter attested
Smt. Titab Barua Prasad



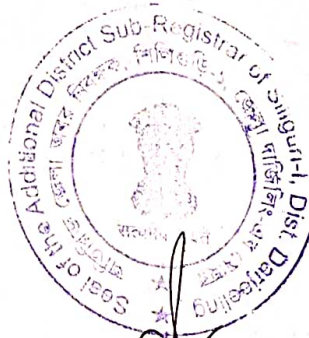
TAM-1570

Dakesh Prasad
As counter attested
Smt. Titab Barua Prasad



TAM-1571

Arun Podder
Ch. Jagdish Rai Podder
Sunny Tower
Sevoke Road
Siliguri



Addl. Dist. Sub-Registrar
Siliguri-I, Dt. Darjeeling

28/12/2022

BETWEEN

Rakesh Prasai
As constituted attorney
of Tilak Bahadur

SMT TILAK PRABHA PRASAI (PAN: AKUPP6825A) (AADHAAR NO. 832981291719) Wife of Sri Laxman Bahadur Prasai, Hindu by Religion, Indian by Nationality, Housewife by Occupation, residing at 175/151, C/O D.L. Brahmin, Patel Road By Lane, Biswadeep Cinema, Siliguri, Post Office and Police Station Pradhan Nagar, Dist. Darjeeling, Pin-734003, in the State of West Bengal ----- hereinafter called the “**VENDOR/FIRST PARTY**”(Which expression shall mean and include unless excluded by or repugnant to the context her heirs, successors, executors, administrators, legal representatives and assigns) of the **FIRST PART**. Vendor hereof is represented by virtue of constituted attorney **Sri Rakesh Prasai (PAN:AFSPP7673K) (AADHAAR NO. 807549705738)**, Son of Sri Laxman Bahadur Prasai, Hindu by religion, Indian by Nationality, Business by occupation, resident of residing at 175/151, C/O D.L. Brahmin, Patel Road By Lane, Biswadeep Cinema, Siliguri, Post Office and Police Station Pradhan Nagar, Dist. Darjeeling, Pin-734003, in the State of West Bengal which was duly executed and registered at the office of the A.D.S.R. Siliguri and recorded in Book I, bearing document No.3380 for the year 2022.

AND

GOLDEN ERA VENTURES (PAN:AAYFG9611R), a Partnership Firm having its office at Naya Bazar, Khalpara, Siliguri, P.O. Siliguri Bazar, P.S. Siliguri, District Darjeeling, West Bengal - 734005, represented by two of its Partners namely **SRI AJAY KUMAR CHIRANIYA (PAN:ABTPC9579L) (AADHAAR NO.769502895945)** Son of Ratan Lal Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, residing at Electric Supply Office Road,

R

Pankaj Prasad
As const. held all day
of said title house
Prasad

Millanpally, Siliguri, within Ward No. 25 of Siliguri Municipal Corporation, Post Office Siliguri, Police Station Siliguri, Dist. Darjeeling -734005, West Bengal and **SMT MAMTA MORE (PAN:AHFPB2122G) (AADHAAR NO. 436122671072)**, Wife of Sri Pranjal More, Hindu by Religion, Indian by Nationality, Business by Occupation, residing at More Bhawan, Burdwan Road, Siliguri, Post Office and Police Station Siliguri, District Darjeeling, West Bengal – 734005 ----- hereinafter called the “**PURCHASER/SECOND PARTY**”(Which expression shall mean and include unless excluded by or repugnant to the context its partners, heirs, successors, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS one Ratanlal Brahman, Son of Late Srilal Brahman purchased a piece and parcel of land measuring 40 Decimal appertaining to and forming part of R.S. Plot No. 3366, recorded in R.S. Khatian No.1265 of Mouza Siliguri in the district of Darjeeling by virtue of registered deed of conveyance duly executed by Ranjit Kumar Chatterjee and registered at the office of the Sub Registrar, Siliguri and recorded in Book I, bearing document No.1909 for the year 1961.

AND WHEREAS vendor hereof acquired a piece and parcel of land measuring 16 Decimal appertaining to and forming part of R.S. Plot No.3366, recorded in R.S. Khatian No.1265 of Mouza Siliguri in the district of Darjeeling by virtue of registered deed of Gift duly executed by Ratanlal Brahman, Son of Late Srilal Brahman and registered at the office of the Sub Registrar, Siliguri and recorded in Book I, bearing document No. 2820 for the year 1965.

2

*Deed of Gift
As consolidated
of 40 Decimals
Prasai*

AND WHEREAS one Nitil (Raju) Prasai and Rakesh Prasai acquired a piece and parcel of land measuring 40 Decimal appertaining to and forming part of R.S. Plot No. 3366, recorded in R.S. Khatian No.1265 of Mouza Siliguri in the district of Darjeeling by virtue of registered deed of Gift duly executed by Ratanlal Brahman, Son of Late Srilal Brahman and registered at the office of the Sub Registrar, Siliguri and recorded in Book-I, bearing document No.594 for the year 1975.

AND WHEREAS vendor hereof also acquired a piece and parcel of land measuring 24 Decimal appertaining to and forming part of R.S. Plot No.3366, recorded in R.S. Khatian No.1265 of Mouza Siliguri in the district of Darjeeling by virtue of registered deed of Conveyance duly executed by Sri Nitil (Raju) Prasai and Sri Rakesh Prasai and registered at the office of the Sub Registrar, Siliguri and recorded in Book-I, bearing document No.5810 for the year 1991.

AND WHEREAS vendor hereof only in possession of 0.2960 acres out of 40 Decimal and hence L.R. Khatian being No. 9798 in respect of area measuring 0.2960 Acres was duly issued by the competent Authority B.L. & L.R.O. Siliguri, District Darjeeling.

AND WHEREAS since then vendor hereof is in actual Khas and physical possession of all that piece and parcel of land as fully described in the schedule below without any objection, interruption, claim, demand, whatsoever from any other person and as such the Vendor has become sole, absolute and exclusive owner-in-possession of the said land and has got right, title and interest having permanent heritable and transferable interest therein.

R

Delish Prasad
As consultant
of State Bank
Baran

AND WHEREAS the First Party/Vendor being in need of fund for acquiring more profitable properties and for other purposes has offered to sell the landed property as more fully described in the schedule below.

AND WHEREAS the Purchaser being in need of land has accepted the offer of the first party and has offered and agreed to purchase the land as fully described in the schedule below for Rs.90,60,000/- (Rupees Ninety Lakhs Sixty Thousand) only, free from all encumbrances whatsoever.

AND WHEREAS the Vendor has accepted the price so offered by the Purchasers as fair and reasonable price in view of the prevailing highest market rate of land and has agreed to sell the land as fully described in the schedule below for Rs.90,60,000/- (Rupees Ninety Lakhs Sixty Thousand) only, free from all encumbrances whatsoever.

NOW THIS INDENTURE WITNESSETH THAT:-

In pursuance of the aforesaid offer and acceptance and also in consideration of Rs.90,60,000/- (Rupees Ninety Lakhs Sixty Thousand) only, paid by Cash/Cheque/RTGS/DD by the purchasers to the Vendor (the receipt whereof the Vendor does hereby acknowledge and grant full discharge to the purchaser from payment thereof) the Vendor does hereby grant, convey, assign and transfer unto and in favour of the purchaser the aforesaid land as fully described in the schedule below and make over khas and physical possession thereof to the purchaser together with all rights, liberties, privileges, easements, appendices, appurtenances belonging to or in any way appertaining to the said land and the absolute estate free from all encumbrances and Disputes and the right, title and interest into and upon the property hereby transferred, expressed or intended so to be TO HAVE and TO HOLD the same subject to the payment of rent, taxes etc. payable to the Superior land lord the State of West Bengal and any other proper authority.

7
P. Vel. Prasad
As consultant
of Sub Title Board

AND the Vendor hereby covenanted with the purchaser that the interest which the Vendor professes to transfer subsists and the Vendor has full authority and good power to transfer the said land, expressed or intended so to be unto the purchaser in the manner aforesaid and the Vendor or any person claiming under him shall and will from time to time and at all times hereafter at the request and cost of the purchaser does and/or execute all such acts, deeds and things whatsoever for further and more effectually assuring the enjoyment and possession of the purchasers thereof and therein as shall and may be required.

IT is further covenanted that the land described in the schedule below is held by the Vendor, and has not been surrendered or forfeited and that there exist no charge, mortgage, attachment or any other encumbrances of any legal heirs whatsoever on the premises hereby transferred or expressed or intended so to be or any part thereof at the date of these presents and in the event of discovery of any such charge, mortgage, attachment or any other encumbrances, disputes related to title and legal heirs issue whatsoever, the Vendor shall be liable to be dealt according to law both Civil and Criminal as the case may be and shall also be liable to compensate the purchaser for any loss or injury that the purchaser shall have to sustain in consequence thereof.

THAT the Vendor further covenants that all rent and taxes etc. or any other charges payable for the land hereby transferred or expressed or intended so to be that have accrued due upto the date of these presents have been paid and all other covenants and conditions required to be observed and performed have been observed and performed and in case if it transpires otherwise the Vendor shall be liable to indemnify the purchaser for any loss resulting from any such non-payment, non-observance and non-performance as aforesaid.

[Handwritten signature in blue ink]
B

THAT the Vendor further declares that the entire land forming subject matter of the present conveyance is in khas and actual possession of the Vendor at the date of these presents. If for any defect to title or for any act done or suffered to be done by the vendor of these presents the purchaser is deprived of possession or enjoyment of the property hereby transferred, the Vendor shall be liable to return to the purchaser the full or proportionate part of the consideration money as the case may be together with interest at the rate of 18% per annum from the date of such deprivation or dispossession and shall also be liable for adequate compensation for any loss or injury attending thereto which may be sustained by the purchaser.

IT is hereby further declared by the Vendor that the Vendor has not entered into any binding contract with any other person whatsoever to sell or to transfer otherwise the said land conveyed by these presents or intended so to be or any part thereof and that there subsists no such contract of sale or transfer existing with respect to the aforesaid land or any part thereof at the date of these presents or if any of the recitals made herein are proved to be false the Vendor shall be liable to be dealt with according to law for false recitals made therein and shall also be liable to compensate the purchasers adequately for the loss or injury to be sustained by the purchasers in consequence thereof.

[Handwritten mark or signature in blue ink]

SCHEDULE

(Property hereby agreed to Sale)

All that piece or parcel of vacant Bastu land measuring **4.92 (Four Point Nine Two)** Kathas, appertaining to R.S. Plot No. **3366**, corresponding to L.R. Plot No. 9915 & 9916, recorded in R.S. Khatian No. 1265, corresponding to L.R. Khatian No. 9798, J.L. No. 110(88) now 90, situated at Mouza = Siliguri (Siliguri Madhya Paschim), Pargana - Baikunthapur, Police Station-Siliguri, within area of Ward No. "XXV of S. M. C., Located at- Millanpally Siliguri, A.D.S.R Siliguri, District Darjeeling. *Proposed land use - Bastu*

The said land is butted and bounded as follows:-

By the North	:	Land of Vendor & Government Housing Complex
By the South	:	Milan Garden Apartment
By the East	:	Government Housing Complex
By the West	:	Land of Vendor

IN WITNESS WHEREOF the Vendor does hereunto set his hands on the Day,
Month and Year first above written.

WITNESSES:

1. Mukh
Asim Kishore
S/o Jagdish Rai Kishore
Jung Tower
Sovho Road
Siliguri
2. Sandeep Agnew
S/o Sri Ramnath Agnew
Kishan Pathy Siliguri
West Bengal 734005

Rakesh Kumar
As Counsel for Plaintiff of
Tilak Prakash Prakash

VENDOR

Drafted by me and printed at my office

Nisha Gupta
(NISHA GUPTA)

ADVOCATE / SILIGURI

Reg. No. F/1664/1752 Of 2013

MEMO OF RECEIPT

Rs.90,60,000/-

RECEIVED of and from the within named PURCHASERS Rs.90,60,000/- (Rupees Ninety Lakhs Sixty Thousand) only by within named VENDOR the within sum of Rs.90,60,000/- (Rupees Ninety Lakhs Sixty Thousand) only, paid by the PURCHASERS to the VENDOR by cheque/RTGS in respect of the property conveyed herein.

MEMO OF CONSIDERATION

PARTICULARS	AMOUNT (IN RS.)
RTGS	89,69,400/-
TDS	90,600/-
	<u>90,60,000/-</u>

D. Suresh Prasad

THE SITE PLAN OF LAND SHOWN BY RED BOUNDARY LINE TO BE SOLD TO "GOLDEN ERA VENTURES" ITS OFFICE AT NAYA BAZAR, KHALPARA, SILIGURI, P.O. SILIGURI BAZAR, P.S. SILIGURI, DIST. DARJEELING REPRESENTED BY TWO OF ITS PARTNERS NAMELY 1. SRI AJAY CHIRANIYA S/O RATAN LAL CHIRANIYA, RESIDENT OF ELECTRIC SUPPLY OFFICE ROAD, MILLANPALLY, SILIGURI, WARD NO 25. (S.M.C) P.O. & P.S. SILIGURI, DIST. DARJEELING, PIN- 734005. 2. SMT. MAMTA MORE W/O SRI PRANJAL MORE RESIDENT OF MORE BHAWAN, BURDWAN ROAD, P.O. & P.S SILIGURI, DIST. DARJEELING. PIN- 734005.

BY THE VENDOR SMT. TILAK PRABHA PRASAI W/O SRI LAXMAN BAHADUR PRASAI RESIDENT OF 175/151, C/O D.L. BRAHMIN PATEL ROAD BY LANE, BISWADEEP CINEMA, SILIGURI, P.O. & P.S. PRADHAN NAGAR, DIST. DARJEELING, PIN- 734003

CONSTITUTED REPRESENTED BY VIRTUE OF ATTORNEY:- SRI RAKESH PRASAI S/O SRI LAXMAN BAHADUR PRASAI RESIDENT OF 175/151, C/O D.L. BRAHMIN PATEL ROAD BY LANE, BISWADEEP CINEMA, SILIGURI, P.O. & P.S. PRADHAN NAGAR, DIST. DARJEELING, PIN- 734003

SCALE :- 40' = 1" INCH

AREA OF LAND :- 4.92 KATHA OR 0.08125 ACRE.

SCHEDULE

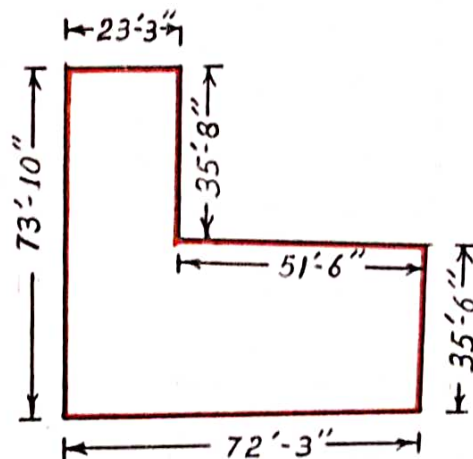
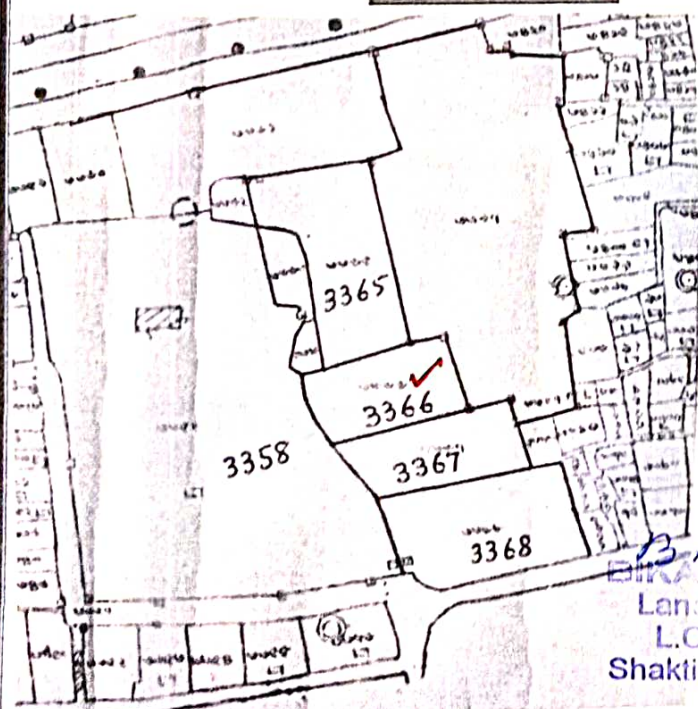
MOUZA	SILIGURI
PARGANA	BAIKUNTHAPUR
J.L. NO	110 (88) NOW 90
TOUZI NO	3 (Ja)
KHATIAN NO	(R.S) 1265 ; (L.R) 9798
PLOT NO	(R.S) 3366 ; (L.R) 9915 & 9916
WARD NO	25 (S.M.C)
P.S.	SILIGURI
DIST.	DARJEELING

BOUNDARY OF LAND

NORTH : LAND OF GOVT. HOUSING
SOUTH : MILAN GARDEN APARTMENT
EAST : LAND OF VENDOR & GOVT. HOUSING
WEST : LAND OF VENDOR

PART TRACE MAP OF SHEET NO:- 3 (R.S),
MOUZA- SILIGURI, J.L. NO:- 110(88), P.S.
SILIGURI, DIST. DARJEELING.

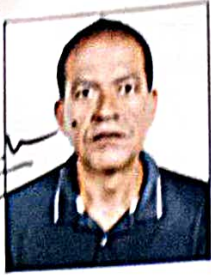
SCALE:- 16"=1MILE.



Bikash Ray
Land Surveyor
L.C. No:- 58
Shaktighar, Siliguri

SIGNATURE OF VENDOR

FINGER PRINTS OF _____



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Ranesh Ranee
SIGNATURE

FINGER PRINTS OF _____



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

GOLDEN ERA VENTURES

Alumya SIGNATURE Partners

FINGER PRINTS OF _____



	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

GOLDEN ERA VENTURES
Namita Shree
SIGNATURE Partners



Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0402000599/2022	Date of Application	28/12/2022
Query No / Year	04022003620227/2022		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mrs Nisha Gupta		
Stampduty Payable	Rs.3,98,520/-		
Registration Fees Payable	Rs.99,630/-		
Applicant Name of the Visit Commission	Ms Nisha Gupta		
Applicant Address	siliguri		
Place of Commission	siliguri		
Expected Date and Time of Commission	28/12/2022 6:00 PM		
Fee Details	J1: 250/-, J2: 400/-, PTA-J(2): 0/-, Total Fees Paid: 650/-		
Remarks			



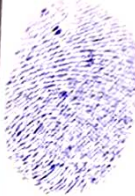
Government of West Bengal

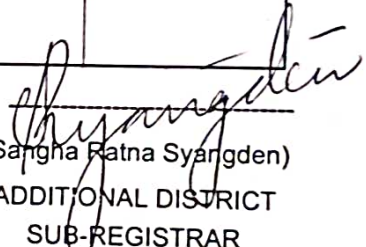
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SILIGURI, District Name :Darjeeling

Signature / LTI Sheet of Query No/Year 04022003629227/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	RAKESH PRASAI 175/151, PATEL ROAD BYLANE, BISWADEEP CINEMA, SILIGURI, City:- Siliguri Mc, P.O:- PRADHAN NAGAR, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003	Attorney of Seller [Mrs TILAK PRABHA PRASAI]			
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	ARUN KUMAR PODDAR Son of JAGDISH RAI PODDAR SUNNY TOWER, SEVOKE ROAD, SILIGURI, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001	Mr AJAY KUMAR CHIRANIYA, Mrs MAMTA MORE, RAKESH PRASAI			


(Sangha Ratna Syangden)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
SILIGURI
Darjeeling, West Bengal

Major Information of the Deed

Deed No :	I-0402-00050/2023	Date of Registration	05/01/2023
Query No / Year	0402-2003629227/2022	Office where deed is registered	
Query Date	24/12/2022 7:54:57 PM	A.D.S.R. SILIGURI, District: Darjeeling	
Applicant Name, Address & Other Details	Nisha Gupta S.F. Road, Khalpara, Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734005, Mobile No. : 8927063386, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 90,60,000/-	Rs. 99,63,004/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,98,520/- (Article:23)	Rs. 99,630/- (Article:A(1))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Darjeeling, P.S:- Siliguri, Municipality: SILIGURI MC, Road: NEW MILAN PALLY WARD NO.25, Mouza: Siliguri, , Ward No: 25 JI No: 88, Pin Code : 734005

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3366	RS-1265	Bastu	Bastu	4.92 Katha	90,60,000/-	99,63,004/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road,
Grand Total :					8.118Dec	90,60,000 /-	99,63,004 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs TILAK PRABHA PRASAI Wife of Mr LAXMAN BAHADUR PRASAI 175/151,C/O D.L.BRAHMIN,PATEL ROAD BY LANE,BISWADEEP CINEMA,SILIGURI, City:- Not Specified, P.O:- PRADHAN NAGAR, P.S:-Pradhan Nagar, District:-Darjeeling, West Bengal, India, PIN:- 734003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKxxxxxx5A, Aadhaar No: 83xxxxxxxx1719, Status :Individual, Executed by: Attorney, Executed by: Attorney

Name, Address, Photo, Finger print and Signature

GOLDEN ERA VENTURES
NAYA BAZAR, KHAL PARA, SILIGURI, City:- Not Specified, P.O:- SILIGURI BAZAR, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005, PAN No.:- AAxxxxxx1R, Aadhaar No Not Provided by UIDAI, Status Organization, Status : Not Executed

Attorney Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	RAKESH PRASAI (Presentant) Son of LAXMAN BAHADUR PRASAI 175/151, PATEL ROAD BYLANE, BISWADEEP CINEMA, SILIGURI, City:- Siliguri Mc, P.O:- PRADHAN NAGAR, P.S:- Pradhan Nagar, District:- Darjeeling, West Bengal, India, PIN:- 734003, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:- AFxxxxxx3K, Aadhaar No: 80xxxxxxxx5738 Status : Attorney, Attorney of : Mrs TILAK PRABHA PRASAI

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr AJAY KUMAR CHIRANIYA Son of Mr RATAN LAL AGARWAL ELECTRIC SUPPLY OFFICE ROAD, MILANPALLY, WARD NO-25AD, ... City:- Siliguri Mc, P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:- ABxxxxxx9L, Aadhaar No: 76xxxxxxxx5945 Status : Representative, Representative of : GOLDEN ERA VENTURES (as PARTNER)
2	Mrs MAMTA MORE Wife of Mr PRANJAL MORE MORE BHAWAN, BURDWAN ROAD, SILIGURI, City:- Siliguri Mc, P.O:- SILIGURI, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:- AIxxxxxx2Q, Aadhaar No: 43xxxxxxxx1072 Status : Representative, Representative of : GOLDEN ERA VENTURES (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
ARUN KUMAR PODDAR Son of JAGDISH RAI PODDAR SUNNY TOWER, SEVOKE ROAD, SILIGURI, City:- Siliguri Mc, P.O:- SEVOKE ROAD, P.S:- Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734001			
Identifier Of Mr AJAY KUMAR CHIRANIYA, Mrs MAMTA MORE, RAKESH PRASAI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs TILAK PRABHA PRASAI	GOLDEN ERA VENTURES-8,118 Dec

2022
Presented for registration at 20:20 hrs on 28-12-2022, at the Private residence by RAKESH PRASAI ..
Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Certificate of Market Value (WB PUVI rules of 2001)
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 99,63,004/-

Executed by Attorney

Execution by RAKESH PRASAI, , Son of LAXMAN BAHADUR PRASAI, 175/151, PATEL ROAD BYLANE, BISWADEEP CINEMA, SILIGURI, P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734003, by caste Hindu, by profession Business as constituted attorney for Mrs TILAK PRABHA PRASAI 175/151, C/O D.L.BRAHMIN, PATEL ROAD BY LANE, BISWADEEP CINEMA, SILIGURI, P.O: PRADHAN NAGAR, Thana: Pradhan Nagar, , Darjeeling, WEST BENGAL, India, PIN - 734003 is admitted by him

Indetified by ARUN KUMAR PODDAR, , Son of JAGDISH RAI PODDAR, SUNNY TOWER, SEVOKE ROAD, SILIGURI, P.O: SEVOKE ROAD, Thana: Siliguri, , City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Sangha Ratna Syangden

Sangha Ratna Syangden
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

On 04-01-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 99,630.00/- (A(1) = Rs 99,630.00/-) and Registration Fees paid by by online = Rs 99,630/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/12/2022 7:31PM with Govt. Ref. No: 192022230231782871 on 27-12-2022, Amount Rs: 99,630/-, Bank: ICICI Bank (ICIC00000006), Ref. No. 92758612 on 27-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,98,520/- and Stamp Duty paid by by online = Rs 3,98,020/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/12/2022 7:31PM with Govt. Ref. No: 192022230231782871 on 27-12-2022, Amount Rs: 3,98,020/-, Bank: ICICI Bank (ICIC00000006), Ref. No. 92758612 on 27-12-2022, Head of Account 0030-02-103-003-02

Sangha Ratna Syangden

Sangha Ratna Syangden
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

Admissibility(Rule 43,W.B. Registration Rules 1962)

under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23

Stamp Act 1899.

Amount of Stamp Duty

that required Stamp Duty payable for this document is Rs. 3,98,520/- and Stamp Duty paid by Stamp Rs

500.00/-
Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 31645, Amount: Rs.500.00/-, Date of Purchase: 09/11/2022, Vendor name: J R
Das

Syangden

Sangha Ratna Syangden
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SILIGURI
Darjeeling, West Bengal

State of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0402-2023, Page from 5290 to 5311

being No 040200050 for the year 2023.



Syangden

Digitally signed by SANGHA RATNA
SYANGDEN

Date: 2023.01.10 16:20:28 +05:30

Reason: Digital Signing of Deed.

(Sangha Ratna Syangden) 2023/01/10 04:20:28 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SILIGURI

West Bengal.

(This document is digitally signed.)